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By Appointment Only

August 14, 2015

Karla Houchins  
Program Coordinator  
CN Program  
3418 Knipp Drive, Suite F  
P.O. Box 570  
Jefferson City, MO 65102

**Re: Northside Urgent Care Hospital; Project #4096 HS**

Dear Karla:

Northside Urgent Care Hospital is requesting the Committee to amend its Certificate of Need by increasing the approval cost from \$6,853,528 to \$8,342,640. This \$1,495,112 cost increase is the result of adding MR and CT to the facility. While neither unit is over \$1 million dollars the combined cost of equipment plus installation is the proposed increase. I have enclosed a sheet showing the costs for the equipment and installation plus the floor plan showing the new CT and MR rooms. Please add this to the Committee's September 14, 2015, meeting agenda.

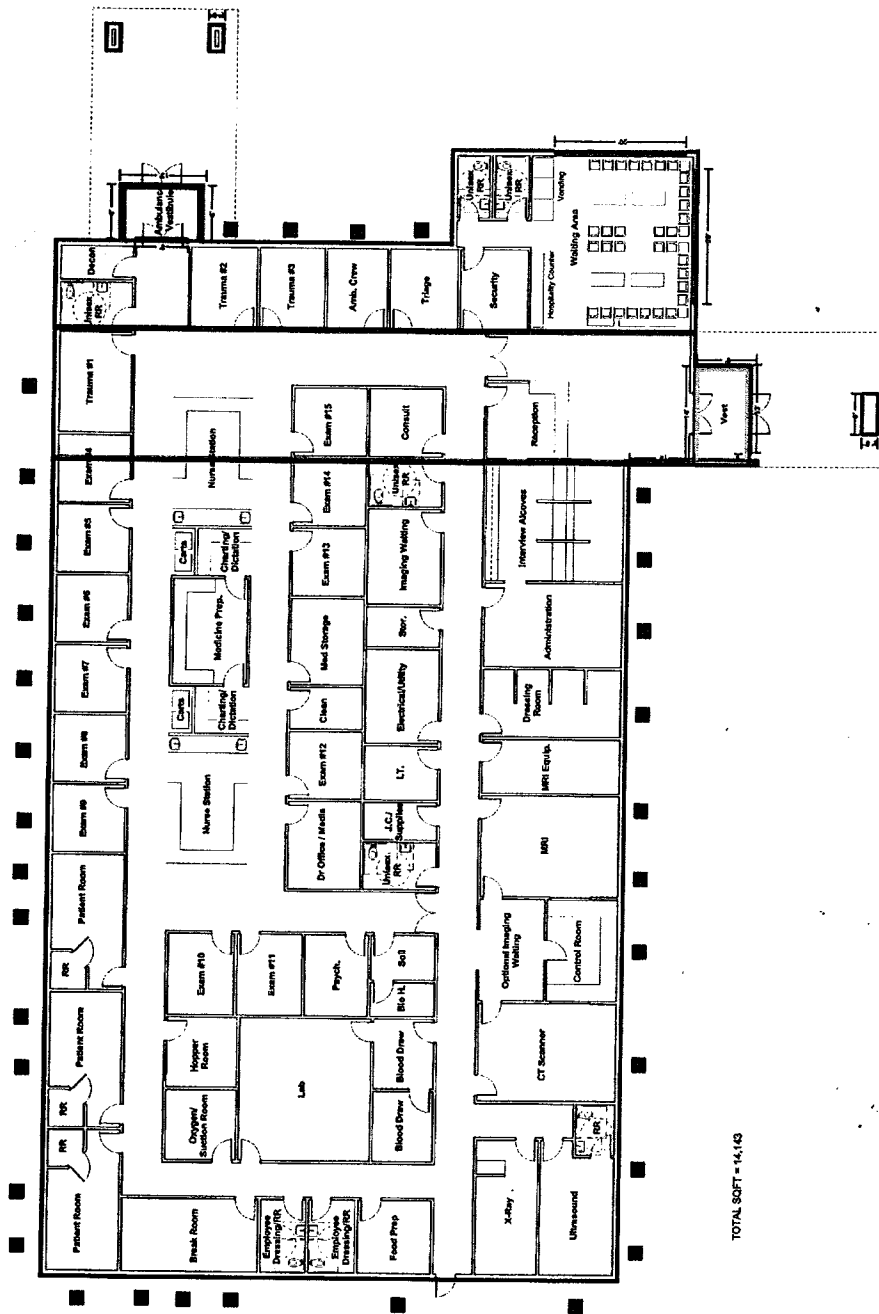
Very truly yours,

Richard D. Watters

RDW/esl

Enclosures

- Masonry Wall- 15'H 4,965 SF
- Composite Panel Wall- 23'H 863 SF
- Curtainwall- 18'H 182 SF
- Composite Panel Wall- 5'H 976 SF
- Exterior Storefront- 9'H 1,016 SF
- Composite Panel Wall- 14'H 299 SF
- Curtainwall- 23'H 29 SF
- Curtainwall- 3'H (ribbonwall) 556 SF
- Metal Wall Panel- 15'H 1,901 SF
- Metal Wall Panel- 6'H 422 SF
- Composite Panel Wall- 15'H 255 SF
- Aluminum Framed Window- 5' x 3' 33 EA
- Composite Panel Wall- 10'H 83 SF
- Composite Panel Wall- 1'H 34 SF
- Metal Wall Panel- 1'H 34 SF
- Metal Wall Panel- 10'H 37 SF



TOTAL SQFT = 14,143



## Northside Urgent Care Hospital



**Northside Urgent Care Property, LLC**  
**Build to Suit - Imaging Equipment Only**  
**Project Assumptions**  
June 26, 2015

14,143

**Sources of Funds**

Sale - Build to Suit \$ 1,495,112

**Total Sources of Funds**  
**\$ 1,495,112**

**Uses of Funds**

			% of Total Cost	Cost per SF
<b><u>Land</u></b>				
Sales Price	Building	3.090 acs.	\$ -	0.00%
Broker Fees			\$ -	0.00%
Total Land Cost			\$ -	0.00%
<b><u>Hard Costs</u></b>				
Building			\$ 400,000	26.75%
Tenant Allowance			\$ -	0.00%
FF&E - Imaging Equipment Only			\$ 1,031,863	69.02%
Site Costs				
Lot			\$ -	0.00%
Common			\$ -	0.00%
Hard Costs Contingency			\$ 12,000	0.80%
Total Hard Costs			\$ 1,443,863	96.57%
<b><u>Soft Costs</u></b>				
Architectural (Shell)			\$ -	0.00%
Survey & Civil Design			\$ -	0.00%
Soil Testing			\$ -	0.00%
Insurance (GL)			\$ -	0.00%
Environment Testing			\$ -	0.00%
Title & Closing			\$ 1,398	0.09%
Disbursing			\$ -	0.00%
Appraisal			\$ -	0.00%
Attorney			\$ -	0.00%
Contingency			\$ 14	0.00%
Interest - Construction Period			\$ 49,837	3.33%
Developer Overhead			\$ -	0.00%
Total Soft Costs			\$ 51,249	3.43%
<b>Total Uses of Funds</b>			<b>\$ 1,495,112</b>	<b>100.00%</b>

in app



Department Legend		Sq. Ft.
<span style="color: lightblue;">■</span>	CHILDREN'S EDUCATION CENTER	11185 SF
<span style="color: pink;">■</span>	HOSPITAL/ EMERGENCY DEPARTMENT	13110 SF
<span style="color: green;">■</span>	PRIMARY CARE	7526 SF
<b>Total</b>		<b>31823 SF</b>

# Northside Urgent Care Hospital



DEPARTMENT PLAN

08/12/14



## Certificate of Need Program

**PROPOSED PROJECT BUDGET****Description****Dollars****COSTS:\****(Fill in every line, even if the amount is "\$0".)*

1. New Construction Costs ***	\$5,120,011
2. Renovation Costs ***	\$0
<b>3. Subtotal Construction Costs (#1 plus #2)</b>	<b>\$5,120,011</b>
4. Architectural/Engineering Fees	\$441,150
5. Other Equipment (not in construction contract)	\$1,789,212
6. Major Medical Equipment	\$0
7. Land Acquisition Costs ***	\$495,403
8. Consultants' Fees/Legal Fees ***	\$50,000
9. Interest During Construction (net of interest earned) ***	\$179,837
10. Other Costs ***	\$273,027
<b>11. Subtotal Non-Construction Costs (sum of #4 through #10)</b>	<b>\$3,228,629</b>
<b>12. Total Project Development Costs (#3 plus #11)</b>	<b>\$8,348,640 **</b>

**FINANCING:**

13. Unrestricted Funds	
14. Bonds	
15. Loans	\$8,348,640
16. Other Methods (specify)	
<b>17. Total Project Financing (sum of #13 through #16)</b>	<b>\$8,348,640 **</b>

18. New Construction Total Square Footage	13,100
19. New Construction Costs Per Square Foot *****	\$390
20. Renovated Space Total Square Footage	
21. Renovated Space Costs Per Square Foot *****	

\* Attach additional page(s) detailing how each line item was determined, including all methods and assumptions used. Provide documentation of all major costs.

\*\* These amounts should be the same.

\*\*\* Capitalizable items to be recognized as capital expenditures after project completion.

\*\*\*\* Include as Other Costs the following: other costs of financing; the value of existing lands, buildings and equipment not previously used for health care services, such as a renovated house converted to residential care, determined by original cost, fair market value, or appraised value; or the fair market value of any leased equipment or building, or the cost of beds to be purchased.

\*\*\*\*\* Divide new construction costs by total new construction square footage.

\*\*\*\*\* Divide renovation costs by total renovation square footage.

## REVISION TO BUDGET

Line #:

- |    |                                                                          |
|----|--------------------------------------------------------------------------|
| 1  | \$400,000 for building renovation for CT and MR rooms                    |
| 5  | \$1,031,863 added for purchase price of CT and MR units (quote attached) |
| 9  | \$49,837 added to interest during construction                           |
| 10 | \$13,412 added for miscellaneous costs and fees                          |



517-668-8800

888-694-6478

517-668-8899

Wednesday, August 19, 2015

To whom it may concern:

Here is the equipment we recommend for NSR Urgent Care Hospital.  
Price includes shipping/installation:

**Siemens 1.5T TIM Espree MRI - \$701,522.30**

OR122 Magnet  
70cm Bore Diameter  
VB15 Software  
LCD Monitor  
32X8 Q-Engine  
33mT/m Gradient Strength  
100 Slew Rate  
TIM Application Suite (Neuro, Angio, Cardiac, Body, Onco, Pediatric)  
Inline Diffusion, Spine Composing, Music System  
Coils Include: Head Matrix, Spine Matrix, Body Matrix, Shoulder Array (Large/Small),  
CP Flex Large, CP Flex Small, Flex Interface, CP Extremity  
Delivered and installed with a first scan warranty.

**GE VCT 64 slice – \$330,340.25**

Hercules 8.0 MHU Tube, MX 240 Tube  
Xtream Console  
Software: Smart Prep, Smart Speed, Connect Pro, Patient 64 Slice, Power 440, Direct 3D,  
Vari Viewer, Helical Tilt, VCT HighPower, NeuroFilter, AutomA, Data Export  
Delivered and installed with one year of full service.